

**PLANNING STATEMENT IN
SUPPORT OF OUTLINE APPLICATION FOR
4 NO. DWELLINGS, INCLUDING DEMOLITION
OF EXISTING DWELLING**

**53-55 WOODSTOCK ROAD,
WILTHORPE, BARNSELY**

**MR B CLAYBURN
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1.0 INTRODUCTION

This application, which is submitted in outline, is for the development of 4 No. detached dwellings, including the demolition of existing properties (numbers 53 and 55 Woodstock Road). Along with this statement, the application is supported by the following information:

- (i) Full layout plans and elevations.
- (ii) Design and Access Statement.
- (iii) Highways supporting statement.

This statement is submitted in support of the application and to provide the Council with full information to aid the authority in the discharge of its development control function. This statement deals with issues of planning policy and government guidance in more detail than the Design and Access Statement and should be read as an addendum to that document.

The applicant is willing to provide any further advice or clarification on any issues that may arise.

2.0 THE SITE AND THE PROPOSAL

Details of the site description, the proposal and design issues are fully outlined in the submitted Design and Access Statement. In summary, it is considered that:-

- (a) The site is of sufficient size to accommodate the development as proposed and meet with the Council's space about dwellings standards.
- (b) The scale of the buildings are wholly in keeping with properties around.
- (c) The proposed access is acceptable in highways terms.
- (d) The layout and form of development conforms with that already undertaken in the area.

The details of the scheme submitted demonstrate that the site can accommodate a proposal which is of appropriate size, scale and design which can be readily developed on the site without giving rise to issues of harm to either the residential amenity of the neighbouring properties, future occupiers or to the street scene and character of the area. The scheme is reflective of recent development within the immediate vicinity.

3.0 PLANNING POLICY AND CENTRAL GOVERNMENT POLICY ADVICE

3.1 Local Planning Policy

3.1.1 Unitary Development Plan

The site lies within a Housing Policy Area on the Council's adopted Unitary Development Plan. Its reuse for residential purposes conforms with the Council's relevant housing policy H8, which states:-

"AREAS DEFINED ON THE PROPOSALS MAP AS HOUSING POLICY AREAS WILL REMAIN PREDOMINANTLY IN RESIDENTIAL USE. OTHER USES WILL ONLY BE PERMITTED WHERE THEY ARE COMPATIBLE WITH A RESIDENTIAL AREA AND OTHER POLICIES OF THE PLAN."

It is also considered that the proposal conforms with Policy H8A, which states:-

"THE SCALE, LAYOUT, HEIGHT AND DESIGN OF ALL NEW DWELLINGS PROPOSED WITHIN THE EXISTING RESIDENTIAL AREAS MUST ENSURE THAT THE LIVING CONDITIONS AND OVERALL STANDARDS OF RESIDENTIAL AMENITY ARE PROVIDED OR MAINTAINED TO AN ACCEPTABLE LEVEL BOTH FOR NEW RESIDENTS AND THOSE EXISTING, PARTICULARLY IN RESPECT OF THE LEVELS OF MUTUAL PRIVACY, LANDSCAPING AND ACCESS ARRANGEMENTS."

The submitted plans demonstrate that the scale, layout, height and design of the proposed dwellings ensure that living conditions and levels of residential amenity are provided and maintained to an acceptable level for both new and existing residents. Furthermore, acceptable levels of mutual privacy and access will be achieved.

Policy H8D states:-

“PLANNING PERMISSION FOR INFILL, BACKLAND AND TANDEM DEVELOPMENT INVOLVING SINGLE OR A SMALL NUMBER OF DWELLINGS WITHIN EXISTING RESIDENTIAL AREAS WILL ONLY BE GRANTED WHERE DEVELOPMENT WOULD NOT RESULT IN HARM TO THE LOCAL ENVIRONMENT OR THE AMENITIES OF THE EXISTING RESIDENTS, CREATE TRAFFIC PROBLEMS OR PREJUDICE THE POSSIBLE FUTURE DEVELOPMENT OF A LARGER AREA OF LAND.”

It is considered that the development proposed will not result in harm to the local environment and the amenities of existing residents. The form of development proposed is characteristic of the area, as can be seen from the recent development known as Woodstock Gardens. It is considered that this existing development demonstrates that infill development of this nature will not adversely affect the character and appearance of the area. It is considered that the proposal accords with Policy H8D.

3.1.2 Supplementary Planning Guidance

Consideration has been given to the Council's SPG3: Infill Residential Development. It is considered that the proposed development is in full accordance with the guidance set out in this document in that:-

- a) no mature trees or trees protected by a TPO or valuable landscape feature would be lost;
- b) development of this nature is characteristic of this area;
- c) the development would not result in unacceptable levels of overlooking or overshadowing;
- d) existing and proposed properties would have adequate garden space;

- e) two additional properties will not result in material increases in noise disturbance or loss of privacy;
- f) satisfactory access/parking arrangements are achieved;
- g) the scheme comprises the comprehensive redevelopment of the land available; and
- h) the site is not within a Conservation Area nor are there any listed buildings within the site or its vicinity.

3.2 Central Government Policy Advice

Section 38 (6) of the Planning & Compulsory Purchase Act 2004 sets out that in considering planning applications the determination must be made in accordance with the development plan unless material considerations indicate otherwise. The importance of the statutory development plan in the decision making process necessitates an examination of the relationship of the policies of the plan to one another and to Government guidance, principally through published policy guidance and circulars.

3.2.1 Planning Policy Statement 1: Delivering Sustainable Development

At paragraph 5 of PPS1, it states:-

“Planning should facilitate sustainable and inclusive patterns of urban and rural development by... ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.”

The Government's objectives for the planning system include at paragraph 8:-

“This plan-led system, and the certainty and predictability it aims to provide, is central to planning and plays the key role in integrating sustainable development objectives. Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise.”

At paragraph 22 regarding the prudent use of natural resources, it states:-

“Development plan policies should seek to minimise the need to consume new resources over the lifetime of the development by making more efficient use or reuse of existing resources.”

With regard to sustainable economic development, (vii) states:-

“Ensure the provision of sufficient good quality new homes in sustainable locations whether through new development or conversion of existing buildings. The aim should be to ensure that everyone has the opportunity of a decent home, in locations that reduce the need to travel.”

In relation to delivering sustainable development, at (viii) it states:-

“Promote the more efficient use of land through higher density, mixed use development and the use of suitably located previously developed land and buildings. Planning should seek actively to bring vacant and underused previously developed land and buildings back into beneficial use to achieve the targets the government have set for development on previously developed land.”

It is considered that this proposal clearly conforms with the above advice.

(b) Planning Policy Statement 3

Central government policy advice contained in PPS3 is considered to be particularly relevant to this proposal.

The statement continues the objectives of PPG3 in promoting residential development in sustainable urban areas. With regard to planning for housing policy objectives, it states that the planning system should deliver:

“High quality housing that is well designed and built to a high standard... Housing developments in suitable locations which offer a good range of community facilities with a good access to jobs, key services and infrastructure.”

Also at paragraph 11, the advice sets out:-

“Policies designed to achieve these outcomes based upon the number of concepts and principles including sustainable development which it states is a key means of ensuring housing policies help deliver sustainable development objectives, in particular seeking to minimise environmental impact, taking account of climate change and flood risk.”

At paragraph 14, it states that:-

“Local authorities should develop a shared vision with their local communities of the type of residential environments they wish to see and develop design policies that set out the quality of development

that will be expected for the local area aimed at – creating places, streets and spaces which meet the needs of people, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity and maintain and improve local character – under that promoting design and layouts which make efficient and effective use of land including and encouraging the innovative approaches to help deliver high quality outcomes.”

At paragraph 36 with regard to providing suitable locations for housing development, the advice states:-

“In support of its objectives of creating mixed and sustainable communities, the government’s policy is to ensure housing is developed in suitable locations which offer a range of community facilities and with good access to jobs, key services and infrastructure. This should be achieved by making effective use of land, existing infrastructure and available public and private investment. ...the priority for development should be previously developed land.”

At paragraph 40 with regard to effective use of land, it states that:

“A key objective is that local planning authorities should continue to make effective use of land by reusing land that has been previously developed.”

With regard to efficient use of land, at paragraph 45 it states:-

“Using land efficiently is a key consideration in planning for housing.”

With regard to determining planning applications, at paragraph 69 it states:-

"In general in deciding planning applications local planning authorities should have regard to:

- ***achieving high quality housing***
- ***suitability of the site for housing including environmental sustainability***
- ***using land effectively and efficiently***
- ***ensuring that the proposed development is in line with planning for housing objectives reflecting the need and demand for housing in and the spatial vision for the area and does not undermine wider policy objectives e.g. addressing housing market renewal issues."***

It is considered that this proposal conforms with the above advice.

(c) 'Tapping the Potential' (DETR 2000)

'Tapping the Potential' examines and provides guidance to local authorities on urban capacity studies and states in relation to PPG3:-

"An essential feature of plan, monitor and manage is that new homes are provided in the right place and at the right time. PPG3 establishes that priority should be given to reusing previously developed land within urban areas."

The advice then proceeds to give guidance on the approach to be adopted with regard to urban capacity studies. At section 2, page 10, which relate to 'intensification', the advice states:-

"In broad terms, intensification is making more effective use of land in the given area; for example, by developing garage courts, large gardens and backlands. Such sites can often be poorly used and even unsightly."

At section 4 which deals with using land efficiently, it states with regard to intensification:-

"In some parts of the country intensification is likely to make up a significant proportion of housing capacity. This may be because such areas have more of the kind of capacity which lends itself to intensification (for example the preponderance of large gardens)" (TPC underlining).

It is quite clear from this advice that sites such as the one the subject of this proposal should be considered by planning authorities as being suitable for accommodating residential development, subject to certain safeguards such as suitable and sympathetic design.

At section 5 the advice goes on to state:-

"Both PPG3 and 'By Design' encourage well designed developments that respect and enhance local character. But this does not mean change should be stifled or only exact matches of existing style or replications of form are acceptable. Nor does it mean that in all cases and all places existing density should dictate those of new development. Thinking more imaginatively about designs and layouts can make more efficient use of land without compromising the quality of the environment."

In respect of "planning standards", the advice states:-

"Planning standards affect capacity in several ways; for example through the application of parking standards, overlooking distances and on densities. It is important to ensure that discounting is not driven by out of date planning approaches that place undue reliance on inflexible standards."

With regard to the capacity of the housing market, it states:-

“Proactive planning to unlock capacity, combined with favourable market conditions given impetus by PPG3 should lead to higher proportions of the unconstrained capacity being released for development than has been the case hither to.”

It is clear from the above advice that the proposal now being put forward for approval is exactly the type of housing development which the government is encouraging. It is clear from the advice given that cumulatively such developments are a very important source of housing land which relieves the pressure to release more greenfield sites for such purposes.

4.0 OTHER ISSUES

4.1 The Form of Development

The application provides detail of the siting, layout and appearance of the proposed dwellings. This demonstrates that the properties can be accommodated within the site without compromising the amenity of occupants of the existing or proposed properties. A high standard of housing environment can be provided for all properties.

A proposal for 4 No detached dwellings would not be out of place or harmful to this locality or to the character of the area. The dwellings would not be obtrusive or give rise to issues of harm. The form of development proposed is reflective of the pattern of development within the immediate vicinity of the site. Woodstock Gardens, just some 20 metres from the application site, is a recent development that demonstrates that the proposal, in terms of form, is characteristic of this local area.

It is considered that there are no elements of harm in terms of impact on the existing adjacent properties.

It is considered that it is exactly this underused land resource - constituting previously used land in sustainable urban locations - that should be encouraged by the Council for development, in accordance with local and national policy aims and objectives.

4.2 Impact on adjacent properties

Full consideration has been given to the Council's Supplementary Planning Guidance in respect of this form of development. The layout,

scale of development and dwelling design ensures that there will be no detrimental impact on residential amenity by way of overlooking, overshadowing or through an increase of activity. Notably, the scheme provides for only an additional two dwellings and a development of this level will have no negative impact in terms of residential amenity. The pattern of development proposed is reflective of Woodstock Gardens to the south. Levels of residential amenity afforded to these properties can be seen to be acceptable to the occupants – there being no evidence that properties remain unoccupied as a result of the standards of living accommodation.

4.3 Highways issues

Full details regarding the access are set out in the highway consultants report. In summary, the submitted plans demonstrate that suitable access to the main road can be provided and parking can be to appropriate standards.

4.4 Flood Risk

The site is not located within a flood plain, nor is it located near or adjacent to a watercourse. The site lies within flood zone 1, i.e. an area with low probability of flooding. Advice contained in Annex D of PPS25 confirms that any form of development is appropriate in Flood Zone 1. The Environment Agency was consulted on the previous application and confirmed that there was no comment to be made on a proposal of this nature.

Drainage of the site can be in the form of SUDS (PPG24), which can be dealt with by the imposition of reasonable planning conditions.

5.0 SUMMARY

In summary, it is considered that the proposal conforms with the development plan. In the context of S38(6) of the Planning and Compulsory Purchase Act 2004, the application must be determined in accordance with the development plan unless material considerations indicate otherwise. It is considered, therefore, that there is a presumption in favour of the proposal. It has also been demonstrated that the proposal conforms with the Government's latest guidance relating to the reuse of brownfield sites to which significant weight should be attached. From examination of the proposal there are no material considerations to outweigh the presumption. Furthermore, the previous reasons for refusal have all been satisfactorily addressed.

The applicants, therefore, anticipate that planning permission will be forthcoming. Nevertheless, we remain willing to discuss all aspects of the proposal with the Council.